

Lovely Renovated Village Property in Area of Natural Beauty with Pyrenean Views



€ 315,000 fai

FCH1062

The original farmhouse dates from the mid 19th century and has been beautifully renovated taking care to retain as many original features as possible. The living area of 150m² is composed of a spacious light and airy sitting room with a fireplace fitted with a wood burner and doors through to the cosy smaller sitting room/dining room doors lead from both these rooms giving access to the gardens and the downstairs terrace and barbecue area. The entrance hall leads to the kitchen and a large downstairs shower room with WC. The first floor has 2 large bedrooms of 22m² and 36m² this master bedroom has a door to its own private terrace with beautiful views of the mountains. A third room with WC and basin offers the possibility of an additional bedroom and bathroom. The large attic area with windows could also be converted if extra space is required. The property is partly semi-detached to the rear but not overlooked.

The gardens are planted with mature trees and shrubs with a vegetable plot and barbecue area. The large recent barn of 148m² with 5 windows offers multiple possibilities and is currently used as a garage storage area.

The village is a 5/10 minute walk away with a restaurant and bar, small supermarket, baker and butcher. The nearby towns of Mauleon Licharre and Oloron Sainte Marie with rail service are both within 15kms.

This area between the Pyrenees mountains and the Atlantic coast is a haven for walkers and outdoor sports. The Chemin de St Jacques borders the village and this area is known for its beautiful rolling hills and unspoilt countryside.

The ski station of La Pierre St Martin is 45 minutes away and the beaches of Biarritz and the Atlantic Coast are within 1hr30.

The three airports of Pau, Biarritz and Lourdes/Tarbes are all within 1hr30.

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

Property Features

Additional Information

Habitable Space : 150 m ²	No of Rooms Total : 5	No. Reception Rooms : 2	No. of Bedrooms : 2/3
Bathrooms : 0	Shower Rooms : 1	W.Cs : 2	Utility Room : No
Tax Fonciere : € 512.00	Heating : Electric (low consumption)	Hot Water : Electric	

Construction

Services

Year : 1830	Type : Residential	Tele / ADSL : Yes	Drainage : Septic tank
Roof : Slate		Glazing : Double	Eco Features : Double Glazed

Grounds

Ancillary Buildings

Land Area : 2172 m ²	Boundary : Partly fenced
Terrace : 20m ²	Garden Well : No
Garage : Yes	Car Port : No
Swimming Pool : No	
Outbuildings : Large garage/workshop 148m ²	

For Further Information, please contact.

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